

Town of Islesboro  
**Planning Board Regular Meeting**  
December 17, 2012  
6:15 PM  
Town Office Meeting Room

## MINUTES

MEMBERS PRESENT: Chair Alice Faye, Peter Coombs, Janice Harmen, Mark Small.  
MEMBERS ABSENT: Gil Rivera and alternate Jennifer Whyte  
MEMBERS EXCUSED: Alternate Katharine Schwarzenbach

OTHERS PRESENT: CEO William Boardman, Laura Houle and Karen Lilljequist

Chair Faye called the meeting to order at 6:15 PM and a quorum was established.

MOTION by J. Harmen to approve the minutes of December 3, 2012 as written. M. Small seconded the motion and it passed 4-0.

### **LEIGHTON FAMILY LLC, MAP 43, LOT 13, #35-12**

This application for a pier, seasonal ramp and float was tabled at the last meeting for a site review by the Codes Enforcement Officer. W. Boardman, CEO, told the Planning Board that he was not able to perform the site review and will do it prior to next meeting.

MOTION by P. Coombs to again table the application, #35-12 for Leighton Family LLC, Map 43, Lot 13 for a site review by the Codes Enforcement Officer. M. Small seconded the motion and it passed 4-0.

### **MARTHA ROSS, MAP 27, LOT 2A, #41-12**

This application for the placement of a camper and installation of an electrical pedestal was tabled at the last meeting for a site review, as well as completion of the site plan showing the driveway, septic system and well. The applicant has submitted a revised Page 1 of the Land Use Application, a letter of intent stating that she will have the septic holding tank on the camper pumped out, and a revised site plan showing the location of the driveway, well and septic system. The revised application omits her statement that she does not intend to install the septic system or a well. Bill Boardman said that the line of site is acceptable from the proposed driveway. A. Faye stated that the enforcement or oversight of the plumbing aspect of an application is not the concern of the Planning Board, it is the CEO's responsibility once the application is approved. She stated that the Planning Board historically only looks to see that there is an approved septic system when approving an application for a dwelling unit.

After discussion, and review of Section 125-47 (F) of the Land Use Ordinance, as well as acknowledgment that the CEO is responsible for the enforcement/oversight of the plumbing aspect of the application, the following motion was made: MOTION by J. Harmen to approve the application of Martha Ross, Map 27, Lot 2A, #41-12 to place a 33' tow behind camper on this lot and to install an electrical pedestal. P. Coombs seconded the motion and it passed 4-0.

## **OTHER BUSINESS**

- ★ CEO Report for November was not done at the time of this meeting. Mr. Boardman will submit it for the next meeting on January 7, 2013.
- ★ Ordinance Review: The Planning Board continued review of the Development Review Ordinance beginning with Article IX - *Procedures and Submissions for Minor Subdivisions*. On January 7, the Planning Board will begin review with Article XII: *Procedures and Submissions for Site Plan Review Applications*.

## **ADJOURNMENT**

Motion by J. Harmen to adjourn the meeting at 7:00 PM. M. Small seconded the motion and it passed 4-0.

Respectfully submitted,

Peggy Pike  
Secretary to the Islesboro Planning Board